

A U S T I N C I T Y C O U N C I L
AGENDA



Thursday, July 27, 2006

[Back](#) [Print](#)

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 136

Subject: C14-06-0094 - The Preserve at Riverplace - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 10300 Milky Way Drive (West Bull Creek Watershed) from development reserve (DR) district zoning to single-family residence-large lot (SF-1) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-large lot-conditional overlay (SF-1-CO) combining district zoning with conditions. Applicant: Christian Fellowship (Cordel Robinson). Agent: Linseisen & Associates (Andrew Linseisen). City Staff: Jorge E. Rousselin, 974-2975.

**Additional Backup
Material**

(click to open)

[Staff Report](#)

For More Information: Jorge E. Rousselin, 974-2975.

ZONING REVIEW SHEET**CASE:** C14-06-0094**Z.A.P. DATE:** June 6, 2006**ADDRESS:** 10300 Milky Way Drive**OWNER:** Austin Christian Fellowship
(Cordel Robinbson)**AGENT:** Linseisen & Associates
(Andrew Linseisen)**REZONING FROM:** DR (Development reserve)**TO:** SF-1 (Single-family residence – large lot)**AREA:** 0.218 Acres (9,496.08 square feet)**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:***June 6, 2006:****APPROVED STAFF'S RECOMMENDATION FOR SF-1-CO ZONING; BY CONSENT.
[J.MARTINEZ, T.RABAGO 2ND] (9-0)*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends SF-1-CO (Single-family residence – large lot – conditional overlay) combining district zoning. The conditional overlay shall impose provisions that the subject property be developed in conjunction with Lot 8-A of the Resubdivision of Lots 8 and 9, Block B, The Preserve at Riverplace Section 2 to meet the site development standards of SF-1 and Ordinance No. 980903-B (Please see Exhibit A) and to limit the daily vehicle trips to less than 2,000 per day. The recommendation is based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding single-family residential uses;
- 2.) The proposed change will diversify land uses in the area by encouraging density compatible to existing densities to the north; and
- 3.) The proposed land use will not infringe on the residential character of the established residential land uses.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 0.218 acre (9,496.08 square feet) forming the Resubdivision of lots 8 and 9, Block B, The Preserve at Riverplace Section 2, zoned DR. A resubdivision of the subject site is in review under case C8J-06-0085.0A. The abutting subdivision, The Preserve at River Place Section 2, was platted on June 8, 2000. The area was annexed under limited purpose jurisdiction on November 15, 1985. The site is currently undeveloped land with proposed access to Milky Way Drive. The applicant wishes to rezone the property to SF-1 and resubdivide the site to develop two single-family residences.

Staff recommends SF-1-CO (Single-family residence – large lot – conditional overlay) combining district zoning. The conditional overlay shall implement the size of each lot to be a minimum of 30,000 square feet. The recommendation is based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding single-family residential uses;

- 2.) The proposed change will diversify land uses in the area by encouraging density compatible to existing densities to the north; and
- 3.) The proposed land use will not infringe on the residential character of the established residential land uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped land
<i>North</i>	DR	Undeveloped land
<i>South</i>	SF-1-CO	Undeveloped land
<i>East</i>	DR	Undeveloped land
<i>West</i>	SF-1-CO	Undeveloped land

AREA STUDY: N/A**TIA:** N/A**WATERSHED:** West Bull Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

157--Courtyard Homeowner Assn.
 269--Long Canyon Homeowners Assn.
 426--River Place Residential Community Assn., Inc.
 434--Lake Austin Business Owners
 439--Concerned Citizens For P&B of FM 2222
 762--Steiner Ranch Community Association
 965--Old Spicewood Springs Rd. Neighborhood Assn.

SCHOOLS:

Leander Independent School District

- Steiner Ranch Elementary School
- Canyon Ridge Middle School
- Cedar Park High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-98-0068	DR to SF-1	07/07/98: APVD RR (5-0-2, BB/MA-ABSTAIN)	08/06/98: APVD SF-1 W/CONDS (7-0) 1ST RDG 09/03/98: APVD SF-1-CO W/CONDS (6-0) 2ND/3RD RDGS

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0128	DR to NO	08/31/99: APVD NO-CO W/2,000 VEHICLE TRIPS LIMIT (7-0)	09/30/99: APVD NO W/LIMITATION OF 500 VEHICLE TRIPS PER DAY, ALL

			3 RDGS (6-1, WATSON-NAY)
C14-99-2130	SF-3 to SF-4	10/17/00: APVD STAFF REC OF SF-4A (8-1, JM-NAY)	11/30/00: DENIED SF-4A (7-0)
C14-00-2144	SF-5 to NO	08/22/00: APVD STAFF REC OF NO-CO BY CONSENT (8-0); SA-ABSENT	09/28/00: APVD NO (7-0) ALL 3 RDGS
C14-01-0121	RR to NO	09/25/01: DENIED STAFF ALT REC OF NO-CO (9-0)	10/11/01: APVD NO-CO (7-0); 1ST RDG 12/06/01: APVD NO-CO (7-0); 2ND/3RD RDGS
C14-04-0063	GO-CO to GR	11/02/04: APVD STAFF ALT REC OF GR-CO W/TIA INCL BY CONSENT (9-0)	12/02/04: APVD GR-CO (7-0); 1ST RDG 12/16/04: APVD GR-CO (7-0); 2ND/3RD RDGS

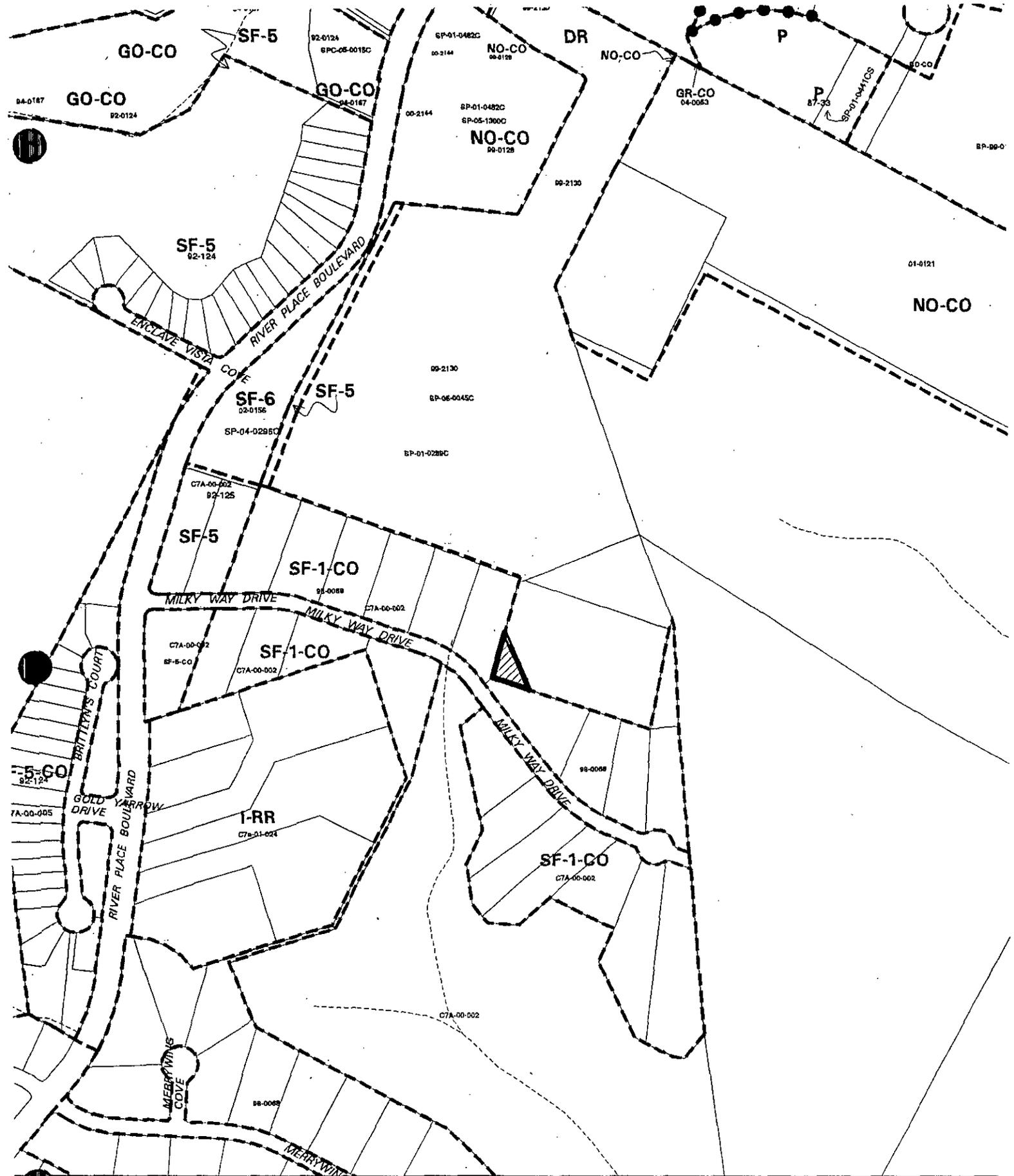
ABUTTING STREETS:

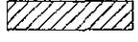
NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Milky Way Drive	50'	30'	Local	No	No

CITY COUNCIL DATE:

July 27, 2006

ACTION:**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-06-0094 ADDRESS: 10300 MILKY WAY DR SUBJECT AREA (acres): 0.218	CITY GRID REFERENCE NUMBER D32	
	PENDING CASE 			DATE: 06-04
	ZONING BOUNDARY 			INTLS: SM
	CASE MGR: J. ROUSSELIN			

10300 Milky Way Dr.
C14-06-0094

Legend

- Zoning
- Base
- Center Line

40 0 40 80 120 Feet

C14-06-0094

SP-0710289C

MILKY WAY DR

BRITLYNS CT

GOEDY ARROW DR

RIVER PLACE BLVD

11500

92144

C14-00-008



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ 1/2" REBAR WITH CAP FOUND
- ⊙ TADOT TYPE II DISK FOUND
- ⊙ SPRINKLER CONT. VALVE
- ⊙ CABLE TEL. UTILITY
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ TEL. MANHOLE
- ⊙ GAS VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE UTILITY
- ⊙ GAS MARKER
- ⊙ ELEC. MANHOLE
- ⊙ ELEC. UTILITY

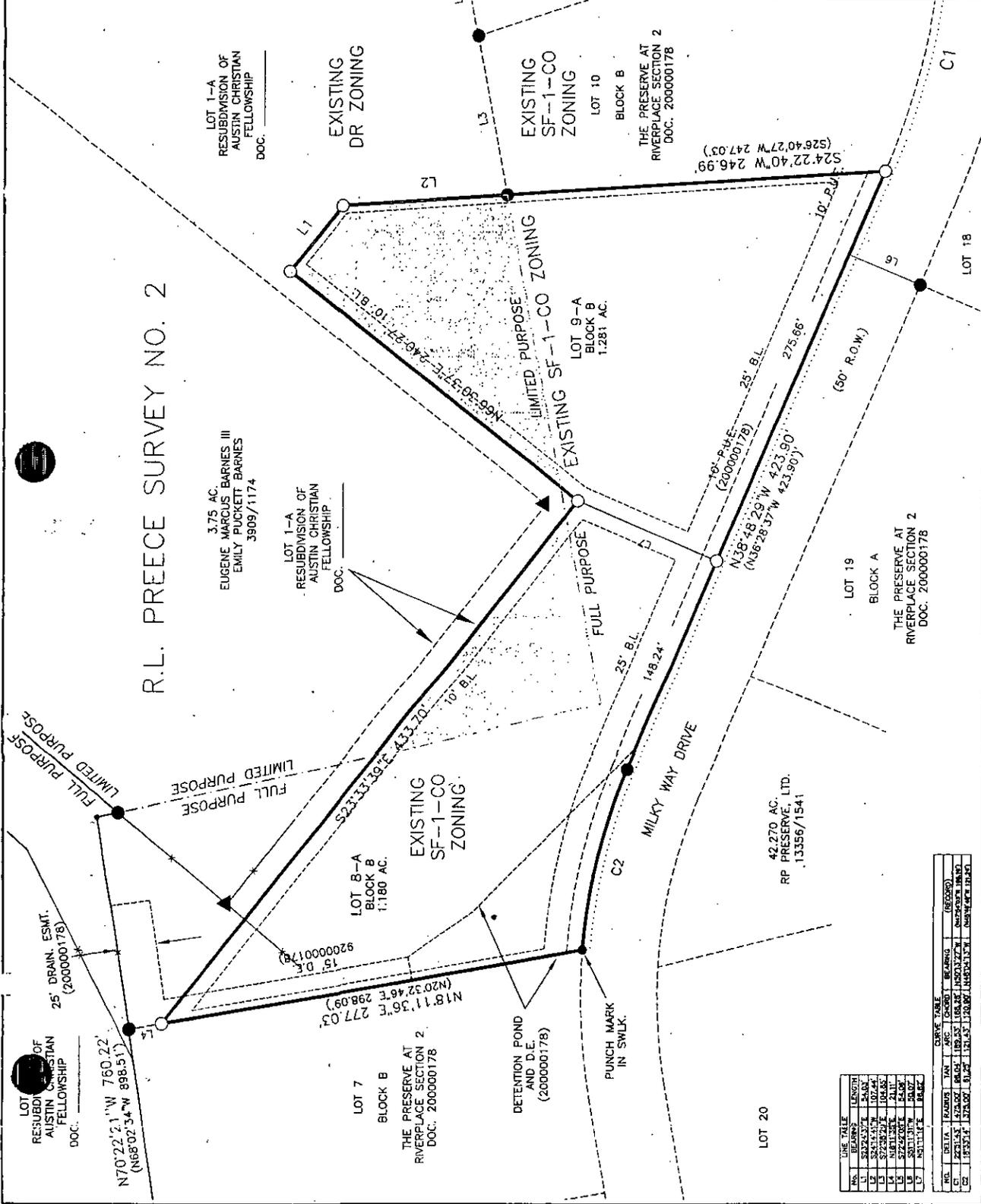
PROPOSED SF-1 ZONING

STATE OF TEXAS, CITY OF AUSTIN, TEXAS

ALL INFORMATION FOR THE ACCURACY OF WHICH IS NOT GUARANTEED BY THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AT THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ENGINEER HAS NOT CONDUCTED SURVEYING OR MEASUREMENTS OF THE PROPERTY AT THE SITE. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AT THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ENGINEER HAS NOT CONDUCTED SURVEYING OR MEASUREMENTS OF THE PROPERTY AT THE SITE.

FOR CITY USE ONLY

R.L. PREECE SURVEY NO. 2



LINE	BEARING	LENGTH
L1	S82°24'37"E	54.91
L2	S23°13'17"W	102.44
L3	S88°11'58"E	241.11
L4	S72°24'08"E	54.08
L5	S20°11'37"W	50.07
L6	N41°11'37"W	50.07

NO.	DELTA	POSSIBLE	TAN I	ASC	CHORD	BEARING	BEARING
1	153°31'	102.44	0.1736	1.9999	102.44	S23°13'17"W	S82°24'37"E
2	153°31'	102.44	0.1736	1.9999	102.44	S23°13'17"W	S82°24'37"E

LOT 1-A
 RESUBDIVISION OF
 AUSTIN CHRISTIAN
 FELLOWSHIP
 DOC.

3.75 AC.
 EUGENE MARCUS BARNES III
 EMILY PUCKETT BARNES
 3909/1174

LOT 1-A
 RESUBDIVISION OF
 AUSTIN CHRISTIAN
 FELLOWSHIP
 DOC.

LOT 7
 BLOCK B
 THE PRESERVE AT
 RIVERPLAGE SECTION 2
 DOC. 200000178

LOT 8-A
 BLOCK B
 1.180 AC.
 920000178

LOT 8-B
 BLOCK B
 1.180 AC.
 920000178

LOT 9-A
 BLOCK B
 1.281 AC.
 200000178

LOT 9-B
 BLOCK B
 1.281 AC.
 200000178

LOT 10
 BLOCK B
 1.281 AC.
 200000178

LOT 18
 BLOCK A
 THE PRESERVE AT
 RIVERPLAGE SECTION 2
 DOC. 200000178

LOT 19
 BLOCK A
 THE PRESERVE AT
 RIVERPLAGE SECTION 2
 DOC. 200000178

LOT 20
 RP PRESERVE, LTD.
 13356/1541

LOT 21
 RP PRESERVE, LTD.
 13356/1541

LOT 22
 RP PRESERVE, LTD.
 13356/1541

LOT 23
 RP PRESERVE, LTD.
 13356/1541

LOT 24
 RP PRESERVE, LTD.
 13356/1541

LOT 25
 RP PRESERVE, LTD.
 13356/1541

LOT 26
 RP PRESERVE, LTD.
 13356/1541

LOT 27
 RP PRESERVE, LTD.
 13356/1541

LOT 28
 RP PRESERVE, LTD.
 13356/1541

LOT 29
 RP PRESERVE, LTD.
 13356/1541

LOT 30
 RP PRESERVE, LTD.
 13356/1541

LOT 31
 RP PRESERVE, LTD.
 13356/1541

LOT 32
 RP PRESERVE, LTD.
 13356/1541

LOT 33
 RP PRESERVE, LTD.
 13356/1541

LOT 34
 RP PRESERVE, LTD.
 13356/1541

LOT 35
 RP PRESERVE, LTD.
 13356/1541

LOT 36
 RP PRESERVE, LTD.
 13356/1541

LOT 37
 RP PRESERVE, LTD.
 13356/1541

LOT 38
 RP PRESERVE, LTD.
 13356/1541

LOT 39
 RP PRESERVE, LTD.
 13356/1541

LOT 40
 RP PRESERVE, LTD.
 13356/1541

LOT 41
 RP PRESERVE, LTD.
 13356/1541

LOT 42
 RP PRESERVE, LTD.
 13356/1541

LOT 43
 RP PRESERVE, LTD.
 13356/1541

LOT 44
 RP PRESERVE, LTD.
 13356/1541

LOT 45
 RP PRESERVE, LTD.
 13356/1541

LOT 46
 RP PRESERVE, LTD.
 13356/1541

LOT 47
 RP PRESERVE, LTD.
 13356/1541

LOT 48
 RP PRESERVE, LTD.
 13356/1541

LOT 49
 RP PRESERVE, LTD.
 13356/1541

LOT 50
 RP PRESERVE, LTD.
 13356/1541

LOT 51
 RP PRESERVE, LTD.
 13356/1541

LOT 52
 RP PRESERVE, LTD.
 13356/1541

LOT 53
 RP PRESERVE, LTD.
 13356/1541

LOT 54
 RP PRESERVE, LTD.
 13356/1541

LOT 55
 RP PRESERVE, LTD.
 13356/1541

LOT 56
 RP PRESERVE, LTD.
 13356/1541

LOT 57
 RP PRESERVE, LTD.
 13356/1541

LOT 58
 RP PRESERVE, LTD.
 13356/1541

LOT 59
 RP PRESERVE, LTD.
 13356/1541

LOT 60
 RP PRESERVE, LTD.
 13356/1541

LOT 61
 RP PRESERVE, LTD.
 13356/1541

LOT 62
 RP PRESERVE, LTD.
 13356/1541

LOT 63
 RP PRESERVE, LTD.
 13356/1541

LOT 64
 RP PRESERVE, LTD.
 13356/1541

LOT 65
 RP PRESERVE, LTD.
 13356/1541

LOT 66
 RP PRESERVE, LTD.
 13356/1541

LOT 67
 RP PRESERVE, LTD.
 13356/1541

LOT 68
 RP PRESERVE, LTD.
 13356/1541

LOT 69
 RP PRESERVE, LTD.
 13356/1541

LOT 70
 RP PRESERVE, LTD.
 13356/1541

LOT 71
 RP PRESERVE, LTD.
 13356/1541

LOT 72
 RP PRESERVE, LTD.
 13356/1541

LOT 73
 RP PRESERVE, LTD.
 13356/1541

LOT 74
 RP PRESERVE, LTD.
 13356/1541

LOT 75
 RP PRESERVE, LTD.
 13356/1541

LOT 76
 RP PRESERVE, LTD.
 13356/1541

LOT 77
 RP PRESERVE, LTD.
 13356/1541

LOT 78
 RP PRESERVE, LTD.
 13356/1541

LOT 79
 RP PRESERVE, LTD.
 13356/1541

LOT 80
 RP PRESERVE, LTD.
 13356/1541

LOT 81
 RP PRESERVE, LTD.
 13356/1541

LOT 82
 RP PRESERVE, LTD.
 13356/1541

LOT 83
 RP PRESERVE, LTD.
 13356/1541

LOT 84
 RP PRESERVE, LTD.
 13356/1541

LOT 85
 RP PRESERVE, LTD.
 13356/1541

LOT 86
 RP PRESERVE, LTD.
 13356/1541

LOT 87
 RP PRESERVE, LTD.
 13356/1541

LOT 88
 RP PRESERVE, LTD.
 13356/1541

LOT 89
 RP PRESERVE, LTD.
 13356/1541

LOT 90
 RP PRESERVE, LTD.
 13356/1541

LOT 91
 RP PRESERVE, LTD.
 13356/1541

LOT 92
 RP PRESERVE, LTD.
 13356/1541

LOT 93
 RP PRESERVE, LTD.
 13356/1541

LOT 94
 RP PRESERVE, LTD.
 13356/1541

LOT 95
 RP PRESERVE, LTD.
 13356/1541

LOT 96
 RP PRESERVE, LTD.
 13356/1541

LOT 97
 RP PRESERVE, LTD.
 13356/1541

LOT 98
 RP PRESERVE, LTD.
 13356/1541

LOT 99
 RP PRESERVE, LTD.
 13356/1541

LOT 100
 RP PRESERVE, LTD.
 13356/1541

STAFF RECOMMENDATION

Staff recommends SF-1-CO (Single-family residence – large lot – conditional overlay) combining district zoning. The conditional overlay shall impose provisions that the subject property be developed in conjunction with Lot 8-A of the Resubdivision of Lots 8 and 9, Block B, The Preserve at Riverplace Section 2 to meet the site development standards of SF-1 and Ordinance No. 980903-B (Please see Exhibit A) and to limit the daily vehicle trips to less than 2,000 per day. The recommendation is based on the following considerations:

- 1.) The proposed land use will be compatible with the existing surrounding single-family residential uses;
- 2.) The proposed change will diversify land uses in the area by encouraging density compatible to existing densities to the north; and
- 3.) The proposed land use will not infringe on the residential character of the established residential land uses.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

The proposed rezoning meets the purpose statement of the district sought. The proposed lots are 1.180 acres and 1.281 acres.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning will integrate with existing, adjacent residential uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 0.218 acre (9,496.08 square feet) forming the Resubdivision of lots 8 and 9, Block B, The Preserve at Riverplace Section 2, zoned DR. A resubdivision of the subject site is in review under case C8J-06-0085.0A. The abutting subdivision, The Preserve at River Place Section 2, was platted on June 8, 2000. The area was annexed under limited purpose jurisdiction on November 15, 1985. The site is currently undeveloped land with proposed access to Milky Way Drive.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 9.1 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
4. Capital Metro bus service is not available within 1/4 mile of this property.

Environmental

1. The site is located over the northern Edward's Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

2. According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
3. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
7. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Water and Wastewater

1. The landowner intends to serve the site with water and wastewater utility service.
2. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements and system upgrades.
3. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility.

4. The plan must be in accordance with the City design criteria.
5. The water and wastewater utility construction must be inspected by the City.
6. The landowner must pay associated and applicable City fees.

Compatibility Standards

1. The site will not be subject to compatibility standards.

ORDINANCE NO. 980903-B

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

49.16 ACRE TRACT OF LAND OUT OF THE R.L. PREECE SURVEY NO. 2, IN TRAVIS COUNTY, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "SF-1-CO" SINGLE FAMILY RESIDENCE (LARGE LOT) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 5707 RIVER PLACE BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "DR" Development Reserve district to "SF-1-CO" Single Family Residence (Large Lot) district-Conditional Overlay combining district on the property (the "Property") described in File C14-98-0068, as follows:

49.16 acre tract of land out of the R. L. Preece Survey No. 2, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 5707 River Place Boulevard, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. No more than 49 residential units may be developed on the Property.
2. The size of each lot on the Property shall be a minimum of 30,000 square feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "SF-1" Single Family Residence (large lot) base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on September 14, 1998.

PASSED AND APPROVED

September 3, 1998.

§
§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED: *Andrew Martin*

Andrew Martin
City Attorney

ATTEST: *Betty G. Brown*

Betty G. Brown
Deputy City Clerk

River Place
49.16 acre Zoning Tract

FN 0970R (SKM)
May 20, 1998
SAM, Inc Job No. 98076-20

A DESCRIPTION OF A 49.16 ACRE TRACT OF LAND LOCATED IN THE R.L. PREECE SURVEY NO. 2 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT ONE DESCRIBED IN A DEED TO RIO DINERO, LTD. AS RECORDED IN VOLUME 12744, PAGE 1273 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 49.16 ACRE TRACT OF LAND, AS DEPICTED ON THE ATTACHED SKETCHES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found for the southeast corner of that certain 0.96 acre tract of land deeded to Steve Topletz as recorded in Volume 8577, Page 469 of the Deed Records of Travis County, Texas, same being a point in a northeast line of River Place Section 2, a subdivision of record in Volume 85, Pages 3D-4A of the Plat Records of Travis County, and being the southwest corner of the said Rio Dinero, Ltd. tract and the tract described herein;

THENCE with the east line of said Topletz tract and the west line of said Rio Dinero, Ltd. tract, the following 2 (two) courses and distances:

1. N 29° 42' 55" E, a distance of 500.44 feet to a 60D-nail found in a fence post, and
2. N 08° 44' 31" E, a distance of 290.17 feet to a 1/2-inch iron rod found for a point in the southwest line of River Place Elementary School Site, a subdivision of record in Volume 86, Pages 149C-149D, same being an ell corner for the tract described herein;

THENCE leaving the common line between said Topletz tract and said Rio Dinero, Ltd. tract, and with the common line of said River Place Elementary Subdivision and said Rio Dinero, Ltd. tract the following six (6) courses and distances:

1. S 81° 12' 36" E, a distance of 30.11 feet to a 1/2-inch iron rod found at a point of curvature,
2. with the arc of a curve to the right, a distance of 214.99 feet through a central angle of 43° 59' 37", having a radius of 280.00 feet and a chord which bears, S 59° 13' 18" E, a distance of 209.75 feet to a 1/2-inch iron rod found,
3. N 74° 33' 21" E, a distance of 465.89 feet to a 1/2-inch iron rod in concrete found,
4. N 28° 22' 33" E, a distance of 542.41 feet to a 1/2-inch iron rod found,
5. N 15° 51' 57" W, a distance of 434.98 feet to a 1/2-inch iron rod in concrete found, and
6. S 74° 07' 49" W, a distance of 635.86 feet to a 1/2-inch iron rod found in the east line of said Steve Topletz tract, same being in the north line of said River Place Elementary Subdivision, and being an ell corner for said Rio Dinero, Ltd. Tract and the tract described herein;

THENCE leaving the common line between the River Place Elementary Subdivision and the Rio Dinero, Ltd. tract, and with the east line of said Topletz tract, same being a westerly line of said Rio Dinero, Ltd. tract, N 21° 55' 43" E, a distance of 777.29 feet to a 1/2-inch iron rod found;

River Place
49.16 acre Zoning Tract

FN 0970R (SKM)
May 20, 1998
SAM, Inc Job No. 98076-20

THENCE leaving the common line between said Topletz tract and said Rio Dinero, Ltd. tract, and with the south line of the remainder of that certain called 200 acre tract of land described in a deed to Robert V. Thurmond as recorded in Volume 2272, Page 486 of the Deed Records of Travis County, same being a northerly line of said Rio Dinero, Ltd. tract, S 68° 02' 20" E, a distance of 898.08 feet to a ½-inch iron rod found for the northwest corner of that certain called 3.75 acre tract of land described in deed to Eugene Marcus Barnes III as recorded in Volume 3909, Page 1174 of the Deed Records of Travis County, Texas, same being an ell corner of the tract described herein;

THENCE leaving the common line between said Thurmond tract and said Rio Dinero, Ltd. tract, and with the common line between said Barnes tract and said Rio Dinero, Ltd. tract the following five (5) courses and distances:

1. S 17° 14' 46" W, a distance of 13.48 feet to a ½-inch iron rod found in the apparent occupied northwesterly line of said Barnes tract,
2. S 17° 37' 19" W, passing at a distance of 145.45 feet a fence line at the apparent occupied southerly line of said Barnes tract, and for a total distance of 320.61 feet to a ½-inch iron rod found,
3. S 70° 19' 59" E, a distance of 496.85 feet to a ½-inch iron rod found,
4. N 18° 01' 35" E, a distance of 315.50 feet to a cotton spindle found in the southerly fence line of the apparent occupied location of said Barnes tract, and
5. N 69° 58' 14" E, a distance of 24.91 feet to a 4-inch concrete monument found on the apparent occupied southerly line of said Barnes tract, for a corner, said point being an apparent occupied corner of that certain tract of land described in a deed to Berta Bradley as recorded in Volume 11345, Page 325 of the Real Property Records of Travis County, Texas;

THENCE leaving the common line between said Barnes tract and said Rio Dinero tract and with a westerly line of said Bradley tract, same being an easterly line of said Rio Dinero, Ltd. tract, S 02° 38' 55" E, a distance of 1331.99 feet to a ½-inch iron rod set for a southeasterly corner of the tract described herein;

THENCE leaving the common line between said Bradley tract and said Rio Dinero, Ltd. tract, and crossing said Rio Dinero tract the following twenty-four (24) courses and distances:

1. S 41° 28' 51" W, a distance of 99.90 feet to a ½-inch iron rod set,
2. N 79° 19' 12" W, a distance of 40.44 feet to a ½-inch iron rod set,
3. N 60° 59' 55" W, a distance of 136.25 feet to a ½-inch iron rod set,
4. N 23° 17' 29" W, a distance of 274.18 feet to a ½-inch iron rod set,
5. N 27° 09' 17" E, a distance of 115.79 feet to a ½-inch iron rod set,

6. N 61° 55' 32" W, a distance of 232.56 feet to a ½-inch iron rod set,
7. S 50° 50' 08" W, a distance of 134.83 feet to a ½-inch iron rod set,
8. N 85° 06' 36" W, a distance of 102.93 feet to a ½-inch iron rod set,
9. N 36° 31' 49" W, a distance of 79.89 feet to a ½-inch iron rod set,
10. N 06° 52' 13" W, a distance of 126.77 feet to a ½-inch iron rod set,
11. N 25° 30' 21" E, a distance of 131.65 feet to a ½-inch iron rod set,
12. N 10° 00' 24" W, a distance of 347.96 feet to a ½-inch iron rod set,
13. N 53° 31' 22" E, a distance of 95.29 feet to a ½-inch iron rod set,
14. N 36° 28' 38" W, a distance of 88.39 feet to a ½-inch iron rod set,
15. with the arc of a curve to the left, a distance of 112.16 feet through a central angle of 19° 46' 23", having a radius of 325.00 feet and a chord which bears, N 46° 21' 50" W, a distance of 111.60 feet to a ½-inch iron rod set,
16. S 16° 38' 52" W, a distance of 381.99 feet to a ½-inch iron rod set,
17. S 28° 22' 33" W, a distance of 555.75 feet to a ½-inch iron rod set,
18. S 74° 33' 21" W, a distance of 357.85 feet to a ½-inch iron rod set,
19. S 20° 10' 46" E, a distance of 229.46 feet to a ½-inch iron rod set,
20. S 60° 05' 37" E, a distance of 699.84 feet to a ½-inch iron rod set,
21. S 43° 31' 06" E, a distance of 305.49 feet to a ½-inch iron rod set,
22. S 25° 57' 19" W, a distance of 274.57 feet to a ½-inch iron rod set,
23. S 59° 23' 51" W, a distance of 138.19 feet to a ½-inch iron rod set, and
24. S 30° 01' 08" W, a distance of 222.36 feet to a ½-inch iron rod set in a northeasterly line of the remainder portion of a 1441.33 acre as described in the deed to First River Place Reserve as recorded in Volume 11379, Page 379 of the Real Property Records of Travis County, Texas.

River Place
49.16 acre Zoning Tract

FN 0970R (SKM)
May 20, 1998
SAM, Inc Job No. 98076-20

THENCE with said line, N 59° 58' 52" W, a distance of 337.71 feet to a 1/2-inch iron rod found for a northerly corner of the remainder portion of said 1441.33 acre tract, same being an east corner of said River Place Section 2;

THENCE with the northeasterly line of said River Place Section 2, N 60° 05' 36" W, a distance of 660.04 feet to an iron pipe found;

THENCE continuing with the northeast line of said River Place Section 2, N 59° 58' 26" W, a distance of 343.81 feet to the **POINT OF BEGINNING** and containing 49.16 acres of land, more or less.

THE STATE OF TEXAS:

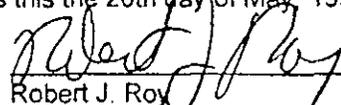
KNOW ALL MEN BY THESE PRESENTS:

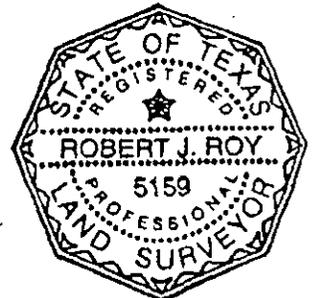
COUNTY OF TRAVIS :

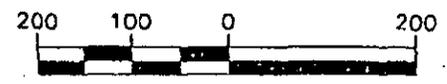
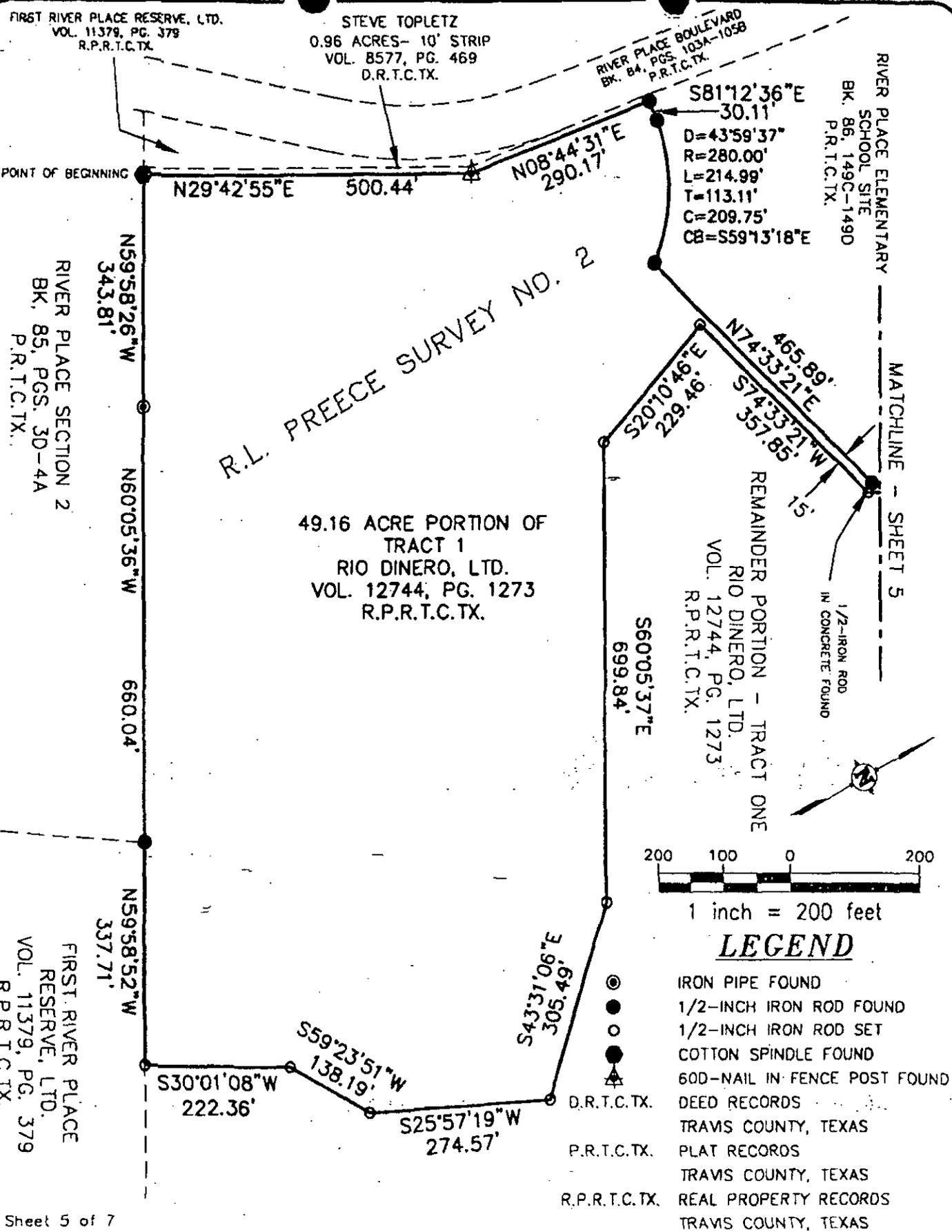
That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of May, 1998 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704


Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas





1 inch = 200 feet

LEGEND

- IRON PIPE FOUND
- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD SET
- COTTON SPINDLE FOUND
- ▲ 60D-NAIL IN- FENCE POST FOUND
- D.R.T.C.TX.
- P.R.T.C.TX.
- R.P.R.T.C.TX.
- DEED RECORDS TRAVIS COUNTY, TEXAS
- PLAT RECORDS TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

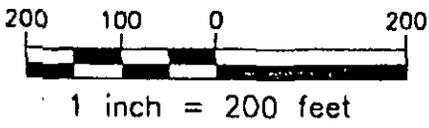
Sheet 5 of 7

PROJECT:	RIVERPLACE
JOB NUMBER:	25078-22
DATE:	MAY 18, 1998
SURVEYOR:	RJE
PARTY CHECK:	TF
FIELDBOOK:	914
FIELDNOTE:	973
TECHNICAL:	SCB
DRAWING:	FN970.DWG



4227 CAPITAL OF TEXAS HIGHWAY, 30,
 BROWNS CREEK PROFESSIONAL PLAZA, SUITE 102
 AUSTIN, TEXAS, 78704
 (512) 427-9078
 FAX: (512) 374-3489
 EMAIL: SAM@SAM-DIG-ALL.COM

SKETCH TO ACCOMPANY
 FN 0970



STEVE TOPLETZ
0.96 ACRES - 10' STRIP
VOL. 8577, PG. 469
D.R.T.C.TX.

RIVER PLACE BOULEVARD
BK. 84, PGS. 103A-103B
P.R.T.C.TX.

FIRST RIVER PLACE RESERVE, LTD.
VOL. 11379, PG. 379
R.P.R.T.C.TX.

N21°55'43"E 777.29'

49.16 ACRE PORTION OF
TRACT 1
RIO DINERO, LTD.
VOL. 12744, PG. 1273
R.P.R.T.C.TX.

RIVER PLACE ELEMENTARY
SCHOOL SITE
BK. 86, 149C-149D
P.R.T.C.TX.

ROBERT V. THURMOND
VOL. 2272, PG. 486
D.R.T.C.TX.

R.L. PREECE
SURVEY NO. 2

S74°07'49"W 635.86'

S68°02'20"E 898.08'

1/2-IRON ROD
IN CONCRETE FOUND

A34.98'

D=19°46'23"
R=325.00'
L=112.16'
T=56.64'
C=111.60'
CB=N46°21'50"W

N28°22'33"E 542.41'
S28°22'33"W 555.75'

N15°51'57"W 381.99'

REMAINDER PORTION - TRACT ONE
RIO DINERO, LTD.
VOL. 12744, PG. 1273
R.P.R.T.C.TX.

N10°00'24"W 347.96'
N53°31'22"E 95.29'
N36°28'38"W 88.39'

S17°37'19"W 320.61'

S17°14'46"W 13.48'

EUGENE AND EMILY BARNES
VOL. 3909, PG. 117A
D.R.T.C.TX.

S70°19'59"E 496.85'

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD SET

P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS

MATCHLINE - SHEET 6

Sheet 6 of 7

PROJECT:	RIVERPLACE
JOB NUMBER:	14078-10
DATE:	MAY 19, 1998
SURVEYOR:	RJR
PARTY CHECK:	TF
FIELDBOOK:	B74
FIELDNOTE:	B70
TECHNICIAN:	SKW
DRAWING:	7/97SA.DWG



4020 CAPITAL OF TEXAS HIGHWAY, S.E.
BOONVILLE, TEXAS 78708
DALLAS TEXAS, 75276
(214) 447-9578
FAX: (214) 338-9494
EMAIL: SAM@SAM-INC.COM

SKETCH TO
ACCOMPANY
FN 0970

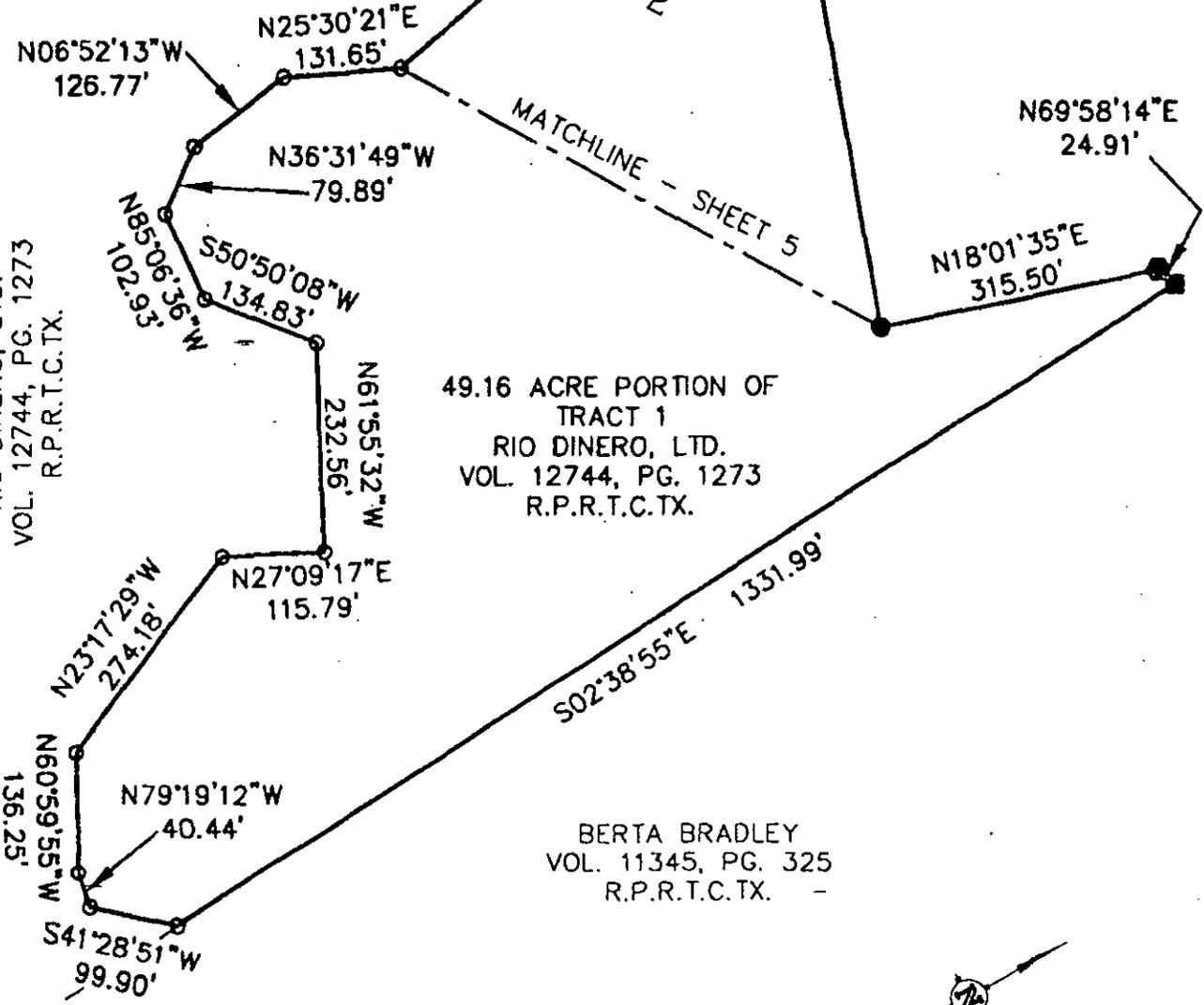
R.L. PREECE SURVEY
NO. 2

EMILY BARNES
VOL. 3909, PG. 1174
D.R.T.C.TX.

REMAINDER PORTION - TRACT ONE
RIO DINERO, LTD.
VOL. 12744, PG. 1273
R.P.R.T.C.TX.

49.16 ACRE PORTION OF
TRACT 1
RIO DINERO, LTD.
VOL. 12744, PG. 1273
R.P.R.T.C.TX.

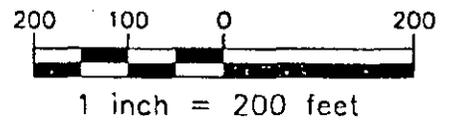
BERTA BRADLEY
VOL. 11345, PG. 325
R.P.R.T.C.TX.



LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD SET
- CONCRETE MONUMENT FOUND
- COTTON SPINDLE FOUND

R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS



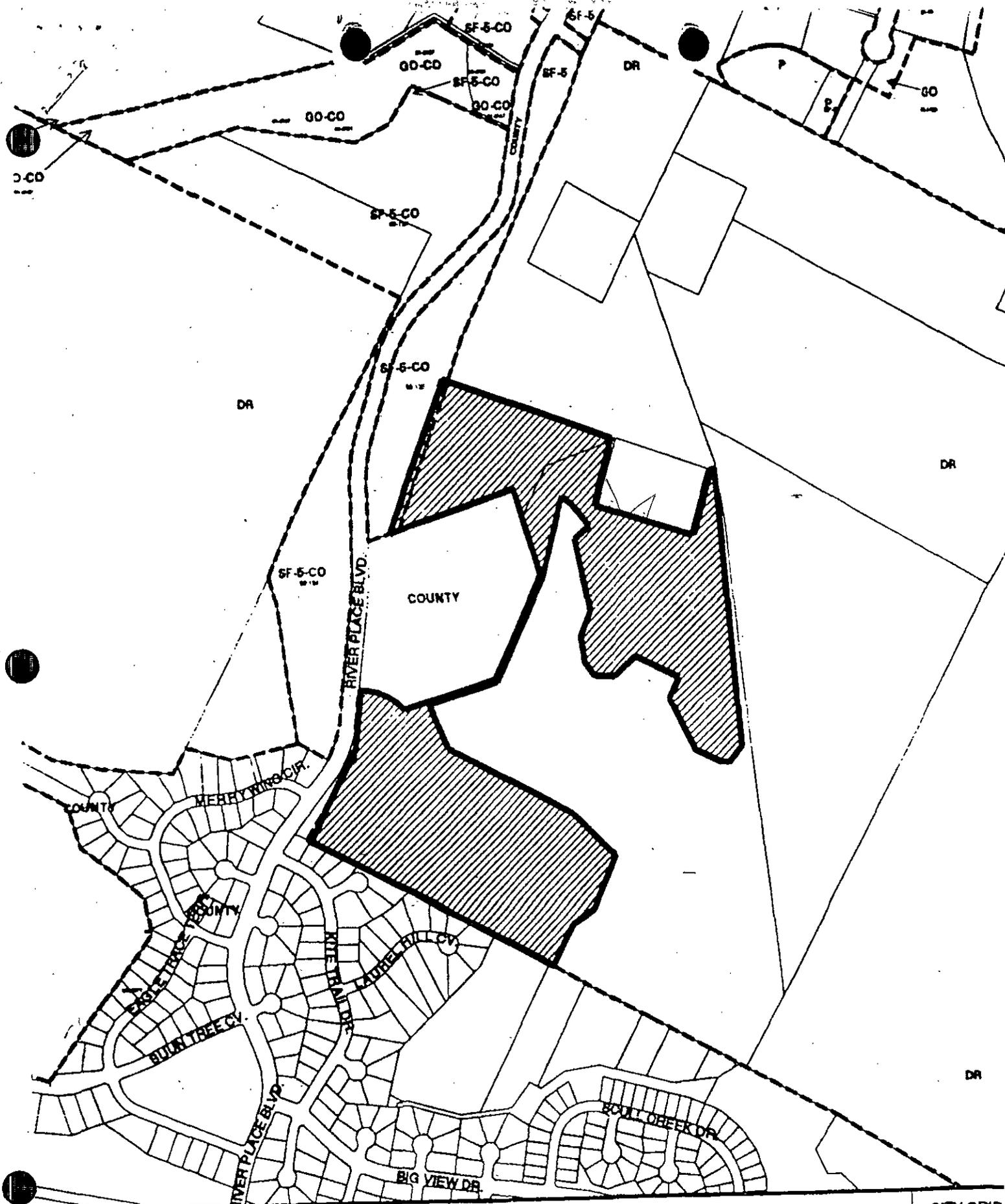
Sheet 7 of 7

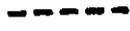
PROJECT:	RYVERPLACE
JOB NUMBER:	00076-23
DATE:	MAY 18, 1998
SURVEYOR:	RJR
PARTY CHIEF:	TT
FIELDBOOK:	914
FIELDNOTE:	970
TECHNICIAN:	SJW
DRAWING:	FN3706.DWG

SAM INC.
SURVEYING AND MAPPING INC.

4829 CAPITAL OF TEXAS HIGHWAY, 54,
BOONVILLE PROFESSIONAL PLAZA, SUITE 175
AUSTIN, TEXAS, 78704
(512) 647-9878
FAX: (512) 328-3429
EMAIL: SA@SAM-INC.COM

SKETCH TO
ACCOMPANY
FN 0970




 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: AGONZALEZ

ZONING EXHIBIT "B"
CASE #: C14-98-0068
ADDRESS: 5707 RIVER PLACE BLVD.

DATE: 98-06
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 D32